



Wantage Road, Wallingford, OX10 0LT

Guide Price £525,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

This three bedroom semi detached bungalow is located just off the Wantage road with a large south facing rear garden and potential to extend and reconfigure; subject to the relevant consents.

Ideally located along the sort after Wantage Road this bungalow has a large entrance hall leading to the living room and conservatory over looking the rear south facing garden with a separate kitchen both with doors opening out onto the patio and garden behind. Three good sized double bedrooms to the front two with built in storage and a third smaller double bedroom and family bathroom.

To the outside you have a driveway parking for multiple cars and a single garage ideal with storage with a personnel door leading to a large rear garden over looking the fields behind with south facing views. The property also owns the bank opposite creating a nice buffer from Wantage Road.





Key Features

- Three double bedrooms
- Large south facing garden
- Driveway and garage
- Potential to extend and reconfigure; subject to the relevant consents.
- Desirable Road in Wallingford
- Separate Kitchen dining area



The Location

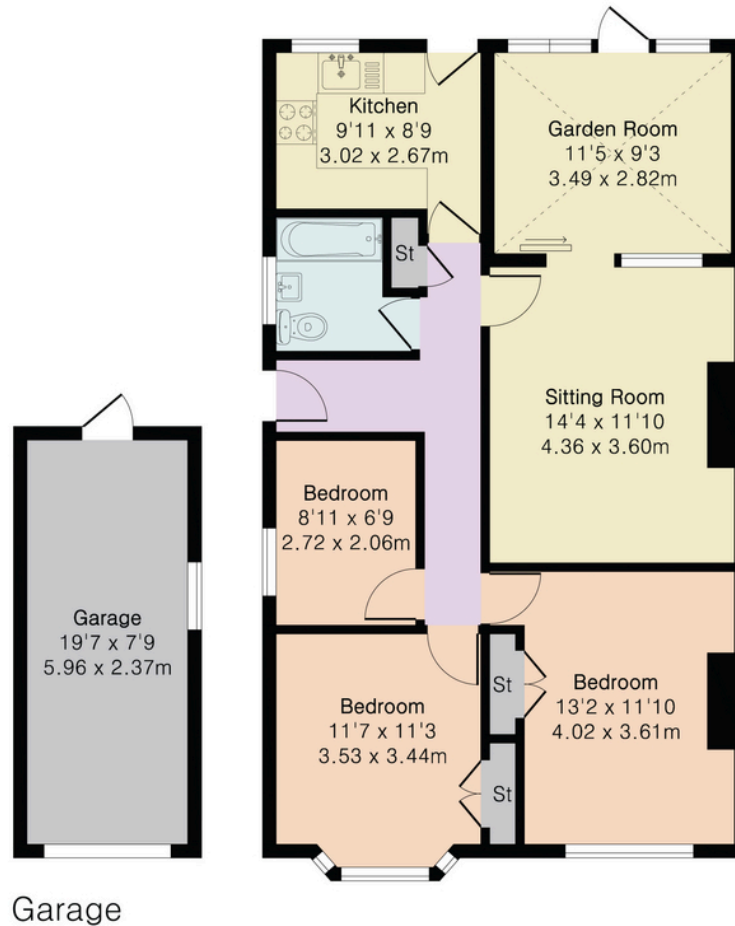
Wallingford is a thriving market town. The centre is a major conservation area with fine examples of churches and architecture dating back to the 14th century. The landscape from the River Thames is officially designated as an Area of Outstanding Natural Beauty. The streets with their variety of small shops, pubs and restaurants, the antique shops in the Lamb Arcade, and the parks, commons and gardens make it a very pleasant town. There is a Waitrose, and a farmers market is held regularly in the Market Place.

Some material information to note: Gas central heating. Mains water. Mains electrics. Mains drains. Ofcom checker indicates standard to ultrafast broadband is available and indicates mobile availability with all of the major providers at this address. The property has driveway parking and garaging. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We advise of planning permission in the field behind and buyers advised to conduct their own due diligence. Details of any covenants or easements are available on request from the estate agent.



**Approximate Gross Internal Area 854 sq ft - 79 sq m
(Excluding Garage)**

Garage Area 152 sq ft - 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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